

024.0

Map

0005

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,168,700 /

USE VALUE: 1,168,700 /

ASSESSed: 1,168,700 /

Total Card /

Total Parcel

1,168,700

1,168,700

1,168,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	SEVERY RYAN & MARTHA
Owner 2:	
Owner 3:	
Street 1:	69 HENDERSON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	HENDERSON ST DEVELOPMENT LLC -
Owner 2:	-
Street 1:	186 GREAT RD STE 10
Twn/City:	BEDFORD
St/Prov:	MA
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 7,808 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 2898 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7808		Sq. Ft.	Site		0	80.	0.84	1									523,392						523,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7808.000	645,300		523,400	1,168,700
Total Card	0.179	645,300		523,400	1,168,700
Total Parcel	0.179	645,300		523,400	1,168,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	403.28	/Parcel:	403.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	418,700	0	7,808.	523,400	942,100	942,100	Year End Roll	12/18/2019
2019	101	FV	176,600	1700	7,808.	556,100	734,400	734,400	Year End Roll	1/3/2019
2018	101	FV	176,600	1700	7,808.	405,600	583,900	583,900	Year End Roll	12/20/2017
2017	101	FV	176,600	1700	7,808.	353,300	531,600	531,600	Year End Roll	1/3/2017
2016	101	FV	176,600	1700	7,808.	301,000	479,300	479,300	Year End	1/4/2016
2015	101	FV	167,000	1700	7,808.	294,400	463,100	463,100	Year End Roll	12/11/2014
2014	101	FV	167,000	1700	7,808.	242,100	410,800	410,800	Year End Roll	12/16/2013
2013	101	FV	167,000	1700	7,808.	230,300	399,000	399,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDERSON ST DE	73155-358	1	8/22/2019		1,200,000	No	No		
MC IVER DIANE/T	70372-380		12/13/2017	Change>Sale	425,000	No	No		
HIGGINS RACHEL	42269-551		3/19/2004	Convenience	100	No	No		Carlton E Higgins dod 10/2/1994
LARSON C ILEEN	16615-295		12/4/1985		75,000	No	No		Albert Larson dod 1/31/1985
LARSON ALBERT	12802-633		6/2/1975	Convenience		No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDERSON ST DE	73155-358	1	8/22/2019		1,200,000	No	No		
MC IVER DIANE/T	70372-380		12/13/2017	Change>Sale	425,000	No	No		
HIGGINS RACHEL	42269-551		3/19/2004	Convenience	100	No	No		Carlton E Higgins dod 10/2/1994
LARSON C ILEEN	16615-295		12/4/1985		75,000	No	No		Albert Larson dod 1/31/1985
LARSON ALBERT	12802-633		6/2/1975	Convenience		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2019	334	Inter Fi	15,000	C				
9/12/2018	1314	Addition	40,000	O				
8/9/2018	1139	Addition	208,000	O				
1/10/2018	30	Inter-De	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	SQ Returned	MM	Mary M
8/6/2019	Meas/Inspect	DGM	D Mann
6/24/2019	Permit Visit	DGM	D Mann
6/4/2019	Permit Visit	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Meas/Inspect	294	PATRIOT
10/30/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

